



# BR/BRX Workshop Dayton Crossroads

Dayton Oaks Elementary School

April 19, 2016



## Dept. of Planning and Zoning (DPZ) Team

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## Agenda

7:00 pm	Welcome and Introductions
7:05 pm	Staff Presentation
7:15 pm	Listening Session
8:00 pm	Small Group Report-Out
8:25 pm	Next Steps
8:30 pm	Adjourn





# Housekeeping

Effective ground rules:

- everyone is encouraged to participate,
- no one or two individuals should dominate discussion,
- let others have an opportunity to speak,
- one person speaks at a time,
- refrain from side conversations so everyone can pay attention to the person speaking, and
- listen to and respect other points of view.



## Council Bill 55-2015

Temporary BRX/BR Interim Development Act (approved on 2/1/2016) temporarily prohibits applications for proposed rezonings to the BRX and BR zoning districts.

Three main purposes of this Act include:

- provide the DPZ with time to study the deficiencies in the BRX and BR districts;
- provide DPZ time to investigate alternatives and make recommendations for improvement; and
- give the County Council time to act on the recommendations.



# Community Expectations

This workshop will....

- bring stakeholders together and foster discussion on identifying challenges in the BR/BRX zoning districts
- identify changes or adjustments to the zoning districts within each community
- encourage cooperation among stakeholders
- provide information to guide the zoning recommendations to be provided to County Council





# Community Expectations

This workshop focus on zoning and will not....

- address roadway changes
- fund capital improvements
- address code enforcement, neighbor disputes, etc.
- provide longer-term planning strategies for these crossroads communities (i.e., small area planning efforts).



# Workshop Expectations

Tables with work together to:

- gather advice of all modifications to the BRX and BR to respond to Council's request
- act as a sounding board for ideas and recommendations to the zoning districts
- provide information to guide the recommendations to County Council, who is the final decision-making body





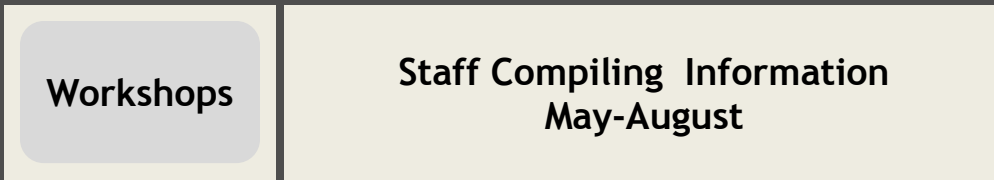
## Outreach Process



**Workshops**

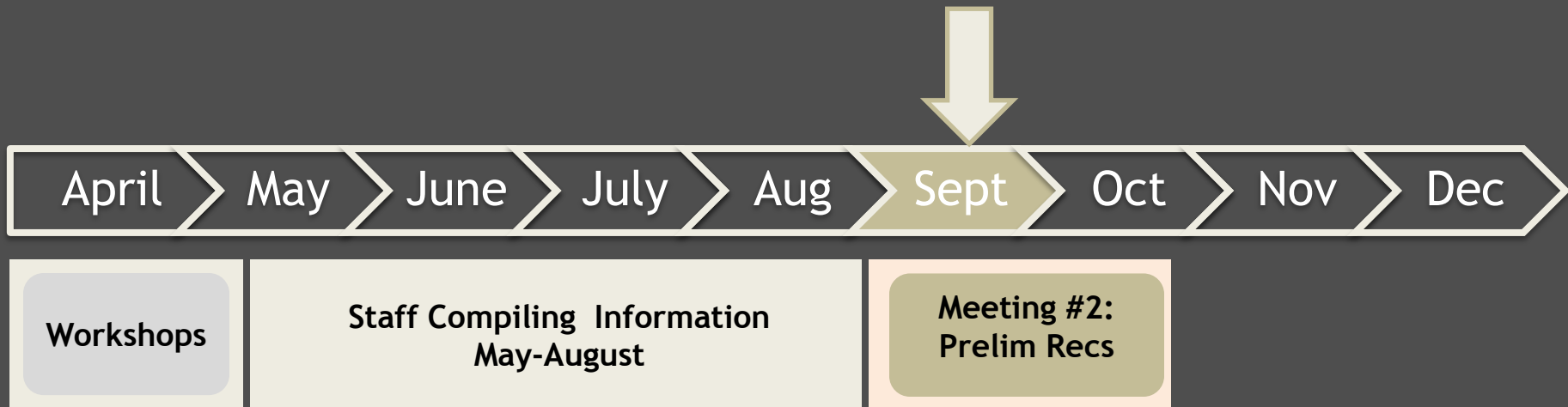


# Outreach Process





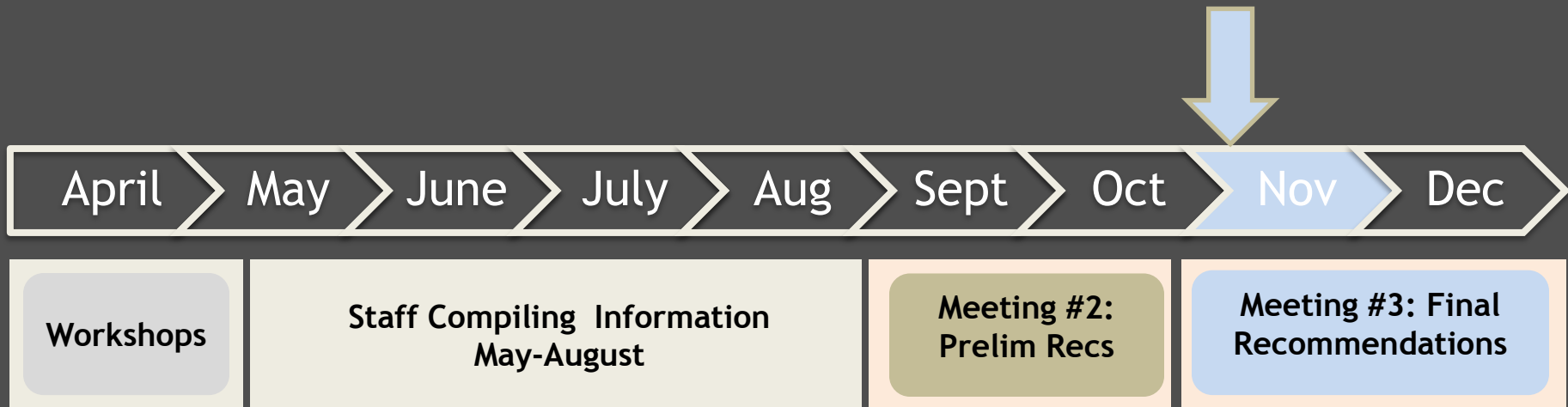
## Outreach Process





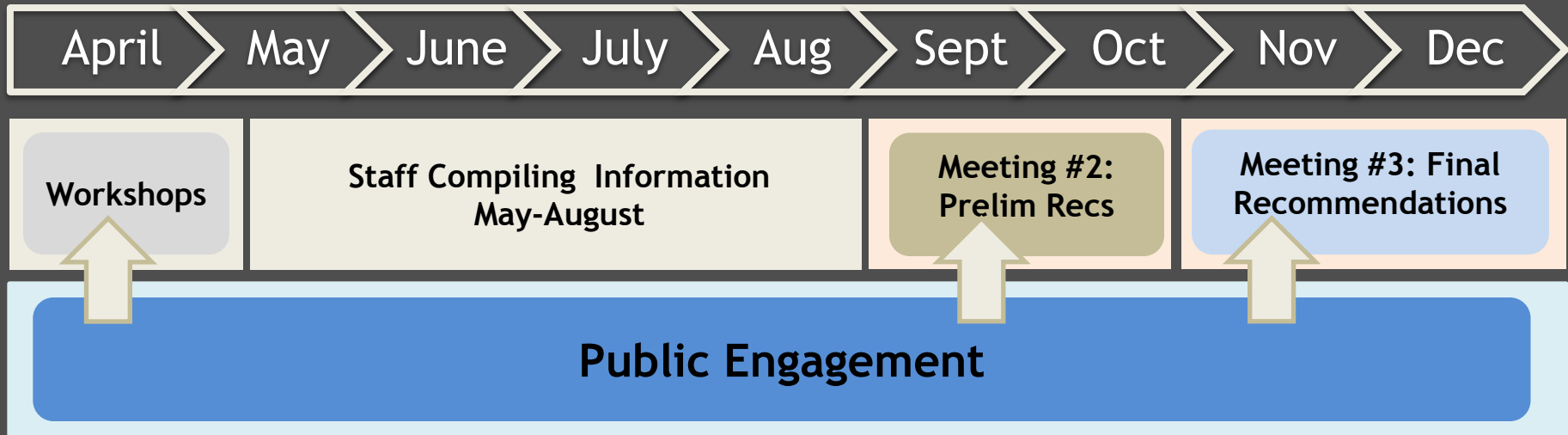


## Outreach Process





## Outreach Process





## Why is planning and zoning important?

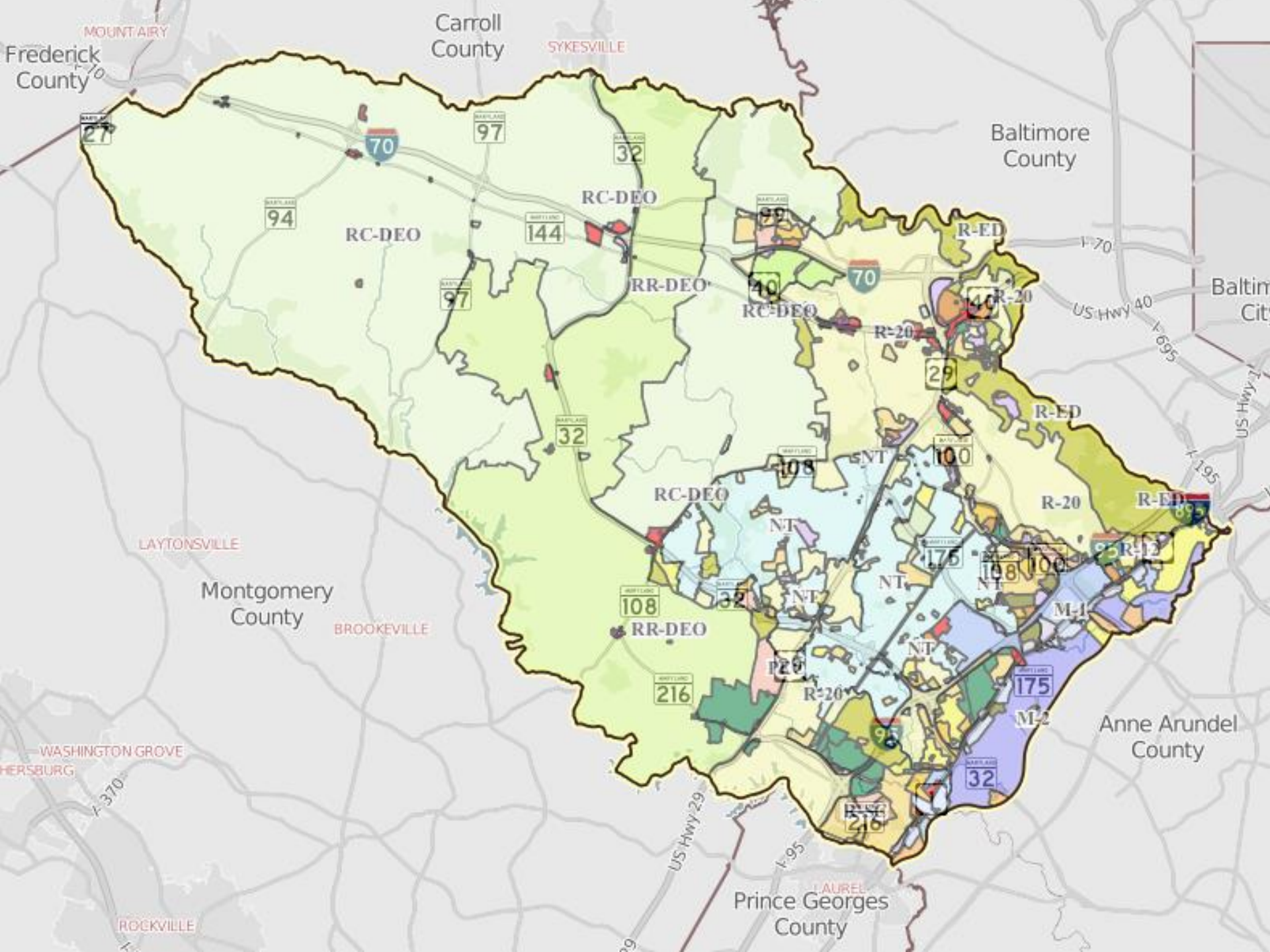
- prevents haphazard development
- maintains efficient public services
- protects property values
- preserves natural resources
- prevents nuisances
- avoids incompatible uses
- enhances community character





## Zoning in Howard County

- the Howard County Charter and Code empower the County Council to adopt maps
- these maps divide the County into various zoning districts
- each district has certain regulations that govern the development and use of land







## Dayton Zoning

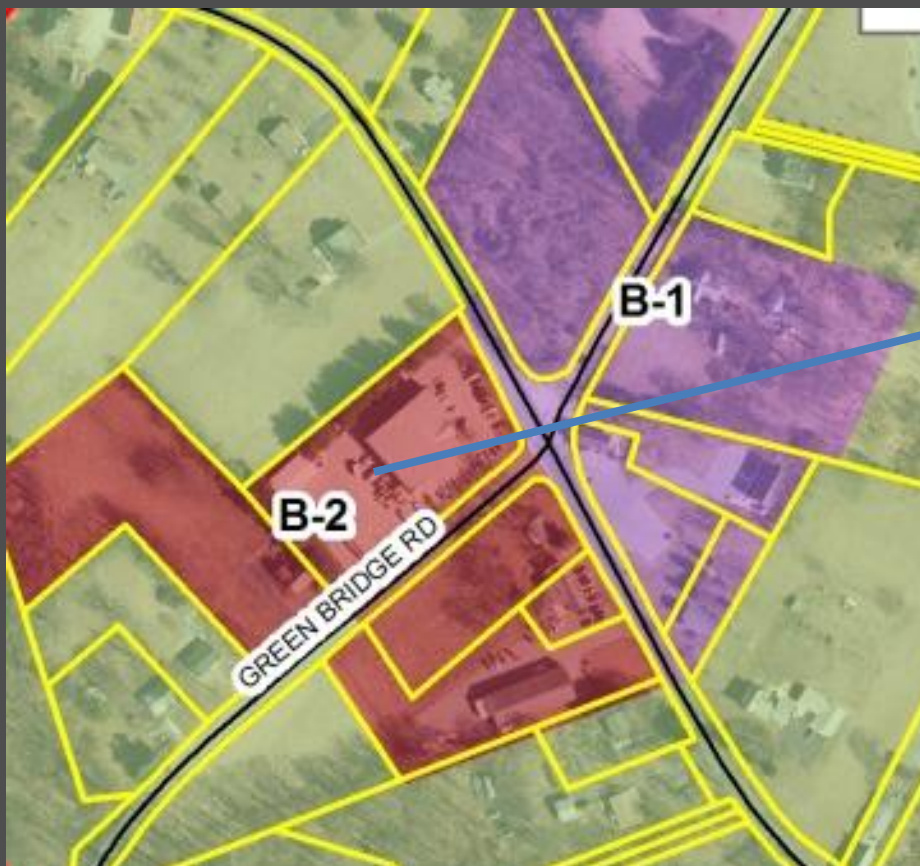


B-1 (Business: Local) District: provides areas of local business that can directly serve the general public with retail sales and services





## Dayton Zoning

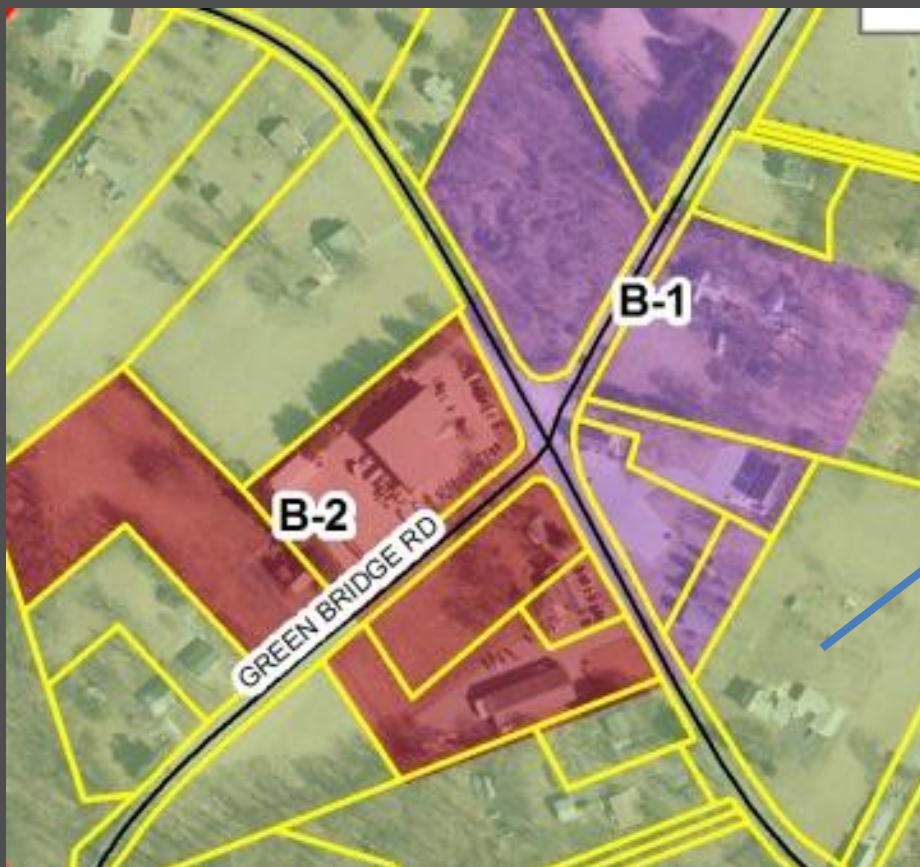


B-2 (Business: General)  
District: provides for  
commercial sales and  
services that directly serve  
the general public





## Dayton Zoning



RR-DEO (Rural Residential) District (Density Exchange Option) Overlay District: established to allow low density residential development within an rural environment.



## BR and BRX Zoning

- most recent Zoning Regulations were adopted in 2013
- BR and BRX and other districts were approved at that time to guide the proper growth and development of the County in accordance with the goals and policies of the General Plan.
- both BR and BRX are floating zones that have to meet certain criteria, have a public process, and require zoning map amendment.





## BR and BRX Zoning

*A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land. Rather than being placed on the zoning map as traditional zones are, however, the floating zone is simply written as an amendment in the zoning ordinance. Thus, the zone "floats" until a development application is approved, when the zone is then added to the official zoning map. Floating zones can be used to plan for future land uses that are anticipated or desired in the community.*

American Planning Association



## BR District (Business: Rural)

### Purpose:

- allow businesses that support the agricultural industry
- serve needs of the rural residential and farming communities
- provide business and industrial uses not usually permitted in the rural areas of the County

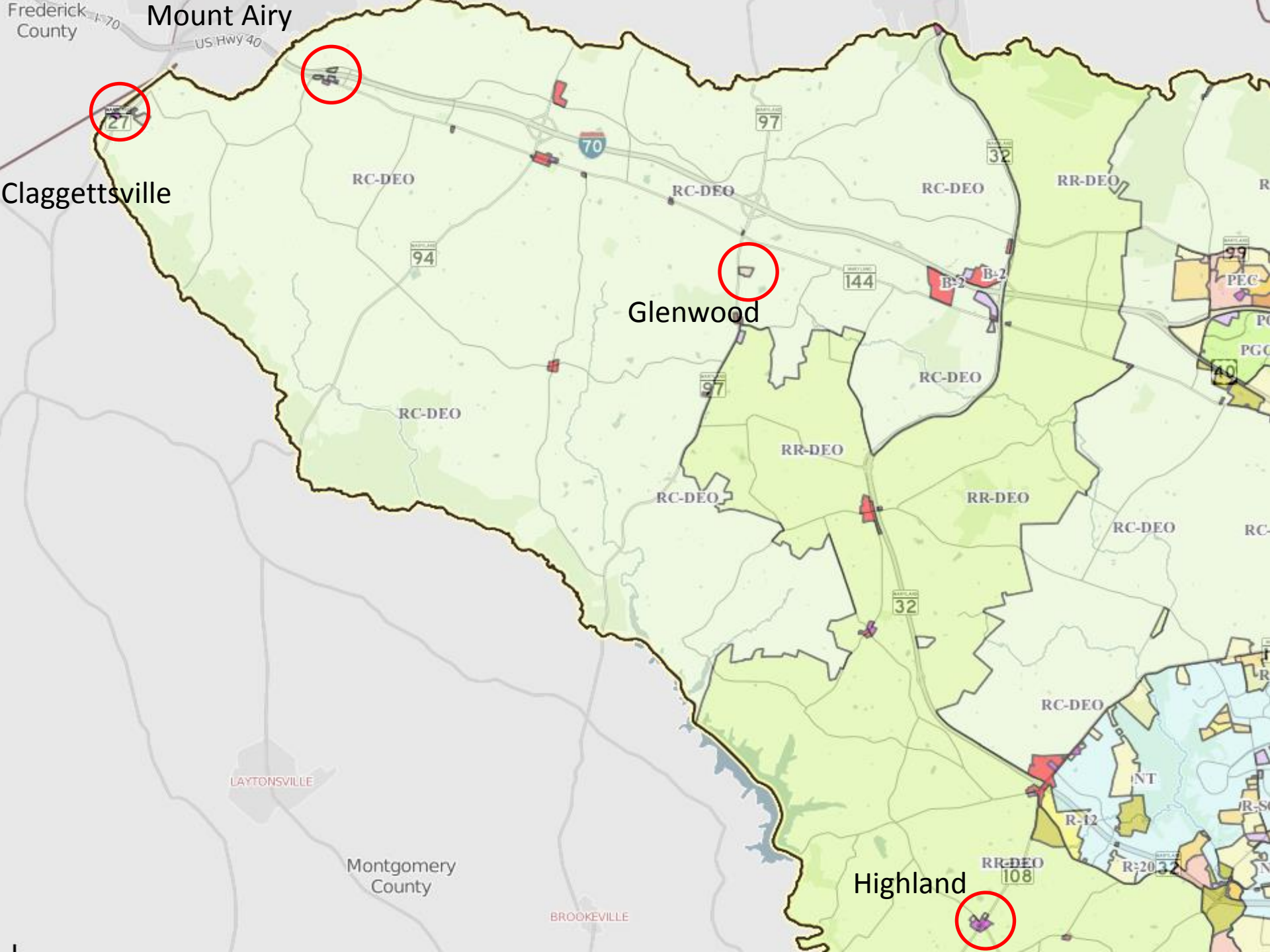


## BR (Business: Rural) District

### Criteria:

- located within the no planned service area of the Howard County Water and Sewerage Master Plan;
- have safe road access and at least 60 feet of frontage on a collector or arterial highway or a local road; and
- compatible with existing land uses in the vicinity of the site.





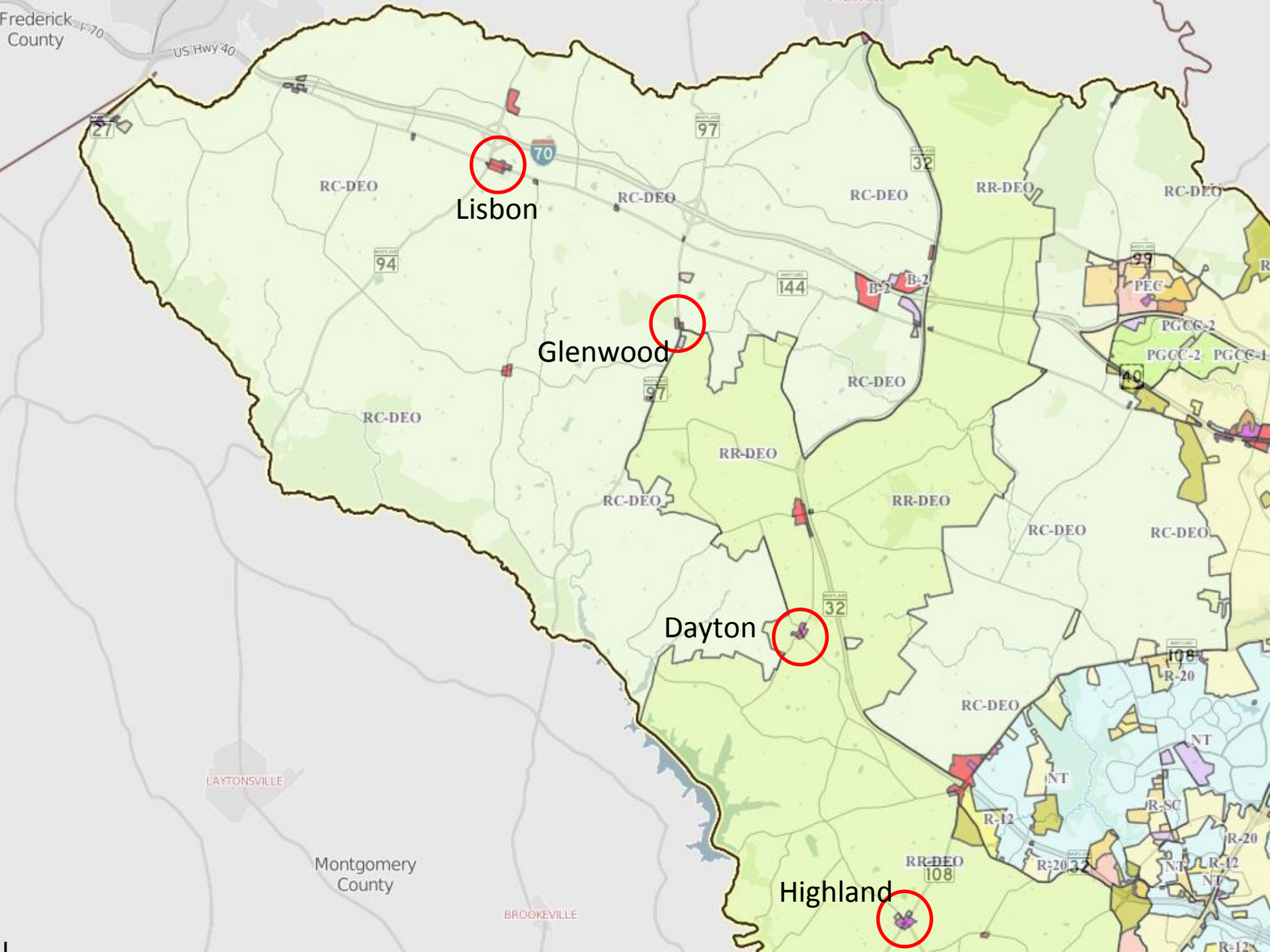


## BRX District (Business Rural Crossroads)

Purpose:

- provides opportunities for the expansion of commercial businesses located within four specific rural crossroad areas:
  - Highland
  - Glenwood
  - Dayton
  - Lisbon







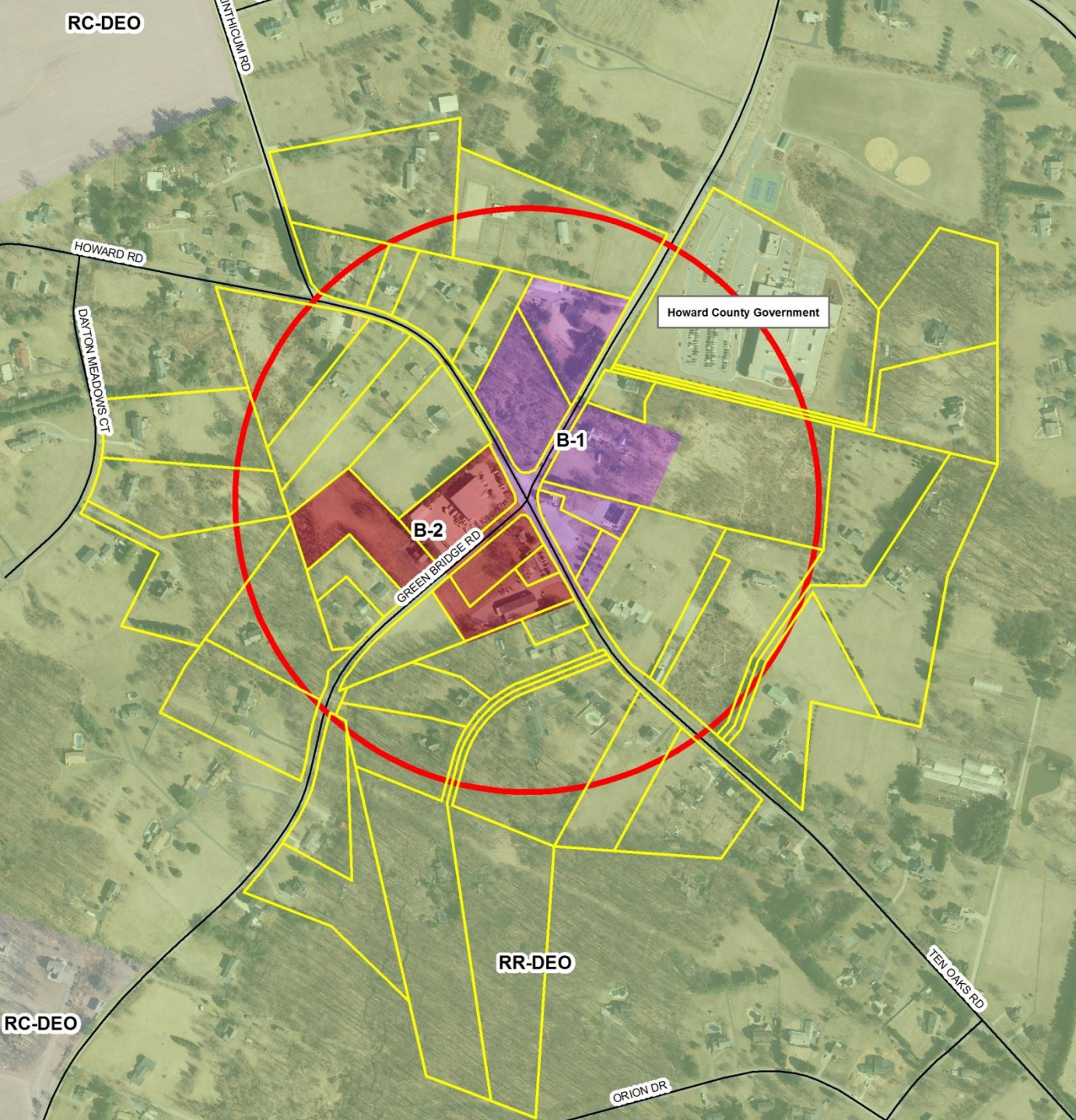


## BRX District (Business Rural Crossroads)


Three Criteria:

1. Dayton Rural Crossroads includes any property a portion of which is located within 1,000 feet of the centerline of the intersection of Ten Oaks and Greenbridge roads;
2. Must entirely or partially adjoin an existing BR, BRX, B-1, B-2, or CCT District; and
3. Must be compatible with traditional rural character of existing commercial land uses in the vicinity of the site.





## Legend

-  BRX Eligible Property
-  Dayton BRX\_100 Off from Ten Oaks and Greenbridge



What is the character of  
existing commercial land  
uses in the vicinity of  
Dayton?













ON AIR INC.

Ten Oaks Rd





Knollwood Automotive



Crossroad Pub



RLO Contractors

ks Rd

Ten Oaks Rd

Green Bridge Rd

Linthicum Rd

Ten Oaks Rd

Ten Oaks Rd





Ten Oaks Rd







## Permitted Uses

Permitted Use	BR	BRX	B-1
Drug and cosmetic stores.	✓		✓
Farm machinery and equipment maintenance, repair and painting facilities.	✓		
Farm machinery and equipment sales.	✓		
Farm supply stores.	✓	✓	
Farmer's markets and farm produce stands.	✓		✓
Farmer's markets.	✓		✓
Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. Sec 128.0.	✓		
Feed and grain mills.		✓	✓
Firewood sales.		✓	✓
Food stores, not to exceed 7,500 square feet.		✓	✓
Food stores.	✓		
Funeral homes and mortuaries.	✓	✓	✓
Furniture, appliance and business machine repair, furniture upholstery and similar services.		✓	
Gasoline service station, provided the use is indicated on the Preliminary Development Plan approved by the Zoning Board.		✓	
Government structures, facilities and uses, including public schools and colleges.			✓
Hardware stores, not to exceed 7,500 square feet.			
Hardware stores			





# Listening Sessions

**#1: What are the deficiencies in the BR zoning district?  
What are the deficiencies in the BRX zoning district?**

**# 2: Is there a permitted use problem? What do you want to see changed?  
What are we missing?**

**#3: Mapping Exercise**



## Small Group Report-Out

**#1: What are the deficiencies in the BR zoning districts?  
What are the deficiencies in the BRX zoning districts?**

**# 2: Is there a permitted use problem? What do you want to see changed?  
What are we missing?**

**#3: Mapping Exercise**



## Next Steps



Highland Crossroads Workshop  
Glenwood Community Workshop

Dayton Community Workshop

Town of Lisbon Workshop

Comment Period Closes

DPZ Compiles Information

Present Prelim Recommendations

Present Final Recommendations

Legislative Process Begins

April 6, 2016

April 12, 2016

April 19, 2016

April 28, 2016

May 12, 2016

May-August 2016

September 2016

November 2016

Early 2017





## Contact Information

For updates, please visit the website. Visit:  
[www.howardcountymd.gov/BR-BRX](http://www.howardcountymd.gov/BR-BRX)

Presentations will be posted on the website after each workshop and online comments will be accepted until May 28, 2016.